



## City of St. Helena

*"We will conduct city affairs on behalf of our citizens  
using an open and creative process."*

*Stalt* ✓  
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January 18, 2007

Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

HOUSING POLICY  
DEVELOPMENT, HCD

JAN 19 2007

Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

Please find attached a narrative report of the City of St. Helena's progress towards meeting the housing goals set forth in our 2002 Housing Element.

The City of St. Helena has commenced with a comprehensive update of the General Plan and will not be submitting a progress report on the goals and policies of the 1993 General Plan.

Please contact me at (707) 967-2792 if you have any questions pertaining to this.

Sincerely,

Carol Poole  
Planning Director

*Cy 2006*



Staff

## **City of St. Helena 2002 Housing Element Policies** **December 2006 Progress Report**

Prepared by Carol Poole, Planning Director, City of St. Helena

Progress Towards Meeting the Regional Housing Need Allocation (RHNA) for the period of 1999-2006:

The table below summarizes St. Helena's built or approved housing units, and housing units that are in the planning process, for the period of January 1999 through December 2006.

<b>Income Category</b>	<b>RHNA Need 1999-2006</b>	<b>Built or Building Permit Issued</b>	<b>Project Approved</b>	<b>Project Under Review</b>
Very Low	31	1	9	3
Low	20	0	10	5
Moderate	36	18	4	10
Above Moderate	55	79	1	27
<b>TOTAL</b>	<b>142</b>	<b>98</b>	<b>24</b>	<b>45</b>

The 1 very low income housing unit is the result of a use permit condition of approval with Eagle & Rose Hotel to dedicate one of their existing duplex units to affordable housing.

The 18 moderate income units are second units that have been constructed. Second units are limited to 850 sq. ft. in size with the intention that the limited size will keep the rent within a moderate range.

The approved project category includes the Grandview Hotel with 22 affordable rental units restricted to rental to households with income the very low, low and moderate income categories and the Vintner's Court (Sherwin) project with 1 ownership unit restricted for sale to a moderate income family. One above market rate unit is also approved. The project under review category represents the Magnolia Oaks project, which includes a mix of 45 housing units in the rental and ownership categories. All housing units represented as very low, low, or moderate are restricted to that category through conditions of approval and deed.

**The policies below are from the 2002 Housing Element. Progress on meeting the goal is explained in the underline narrative following each policy.**

### **Policy 1 A**

**Ensure that the General Plan's Growth Management Policies Do Not Limit Our Ability to Meet Regional Housing Needs**

**1A-1 Amend the Growth Management System to exempt permits for regulated Affordable Units.** The goal is to meet the Regional Housing Needs Determination (RHND) of 31 units for very low income households, 20 for low income households, and 36 for moderate income households. Developers shall be encouraged to propose projects that meet this need.

**1A-2 Continue to allow a maximum of 9 market rate units per year.**

**1A-3 Provide for a process to give priority allocation of market rate permits to developers of projects that are affordable or are a mix of market rate and affordable units.**

**1A-4 Amend or delete General Plan Policy 2.6.10.** This policy currently reads: Maintain a cap on residential development of 2,850 total dwelling units citywide by the year 2010. The total number of dwelling units shall not be construed as a goal, but shall be an absolute maximum allowable number. If

amended, the number should be consistent with the 2000 Census numbers and additional growth rate thereafter. (As of January 2000 there were 2,380 Households in St. Helena and 2,707 Housing Units). The section of the City of St. Helena Municipal Code pertaining to Residential Growth Management was amended in December 2004. All of the above goals were accomplished with the amendment. Affordable housing units and second units are exempt from the Growth Management System. Building permits that remain unused at the end of the calendar year roll over into a special category of permits that are only available to housing development projects where 40% of the housing is affordable. The year 2007 will start with 35 building permits in this special "rollover" category.

Policy 2.6.10 now states:

"The 2002 Housing Element update stated that the prior General Plan Goal 2.6.10 should be amended to reflect the data of the Year 2000 Census. The 2000 Census found that the City had 2,707 total dwelling units. With a limitation of 9 building permits for market rate housing per year, issued over 10 years, the number of dwelling units will be approximately 2,800, not including regulated affordable units, guest cottages, accessory dwelling units or second units. This number shall not be construed as a goal, but as a maximum number of units."

***1A-5 Revise the Growth Management Policies of the General Plan to recognize the different levels of impact of different types and sizes of housing units.***

This has not been done. The Growth Management System allocates the number of residential building permits on a dwelling unit basis and does not make a distinction between the number of permits available for apartments, small houses or large houses. Affordable housing units and second units are exempt from the Growth Management System.

***1A-6 Address the impacts of other uses, too.*** The Growth Management policies of the General Plan focus specifically on limiting new housing to address concerns related to water use. The City should take action to address the impacts of other uses as well, including but not limited to:

- Restrict the number of permits issued for swimming pools.

The section of the City of St. Helena Municipal Code pertaining to Water Conservation and Use Guidelines was amended in March 2004. The number of toilet retrofits required to compensate for the water use of new development was revised to require the 5 retrofits for single family detached homes; 4 retrofits for condominiums, townhouses or duplexes; and 3.5 retrofits for apartments, mobile homes and guest houses or second units. Swimming pools require 1 to 3 retrofits, depending upon the pool size.

- Encourage or require drought-tolerant landscaping in both residential and commercial developments (new construction as well as rehabs/ re-landscaping).

Municipal Code Section 17.112.140 pertains to water efficient landscaping and applies to new construction, both residential and commercial.

- Place an annual cap on the amount of new commercial space, especially high-water consumption commercial uses.

This has not been done. The Growth Management System only applies to residential construction.

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## **Policy1B**

**Focus on Key Opportunity Sites and Work with Property Owners and Developers to Facilitate Development of New Affordable Housing**

***1B-1 Facilitate mixed use housing development on the Adams Street property.***

The City of St. Helena issued a Request for Proposals (RFP) to find a developer for the city-owned Adams Street property. The RFP requested proposals for a mixed use development with affordable housing. Six proposals were received, and then narrowed down by the City Council to one proposal. After presentations of the proposal in public hearings the City Council was persuaded by the community to put the project on the back burner and start again with a visioning process for the property. An RFP was issued for the visioning process and three proposals were received. The City Council was then persuaded by the General

Plan Update Subcommittee to have the visioning for the Adams Street property done at the same time as the General Plan Update Vision, which will probably occur in the summer of 2007. Development of the property will be delayed until there is a community consensus on how the property should be utilized.

***1B-2 Facilitate development on the Romero Property (Land Inventory site #28).***

The Romero property became available for purchase in December 2006 for a price of \$12.5 million. Planning staff has met with the agent and prospective buyers, informing them of the housing goal on this property for 120 housing units, including 34 affordable units.

***1B-3 Explore opportunities created through the Flood Protection Project. (Land Inventory sites #30 & #31).***

The implementation of the St. Helena flood control project has been slowed due to litigation and lack of funding. These properties cannot be developed until they are protected from floods.

***1B-4 Facilitate mixed use development behind 'Taylor's Refresher.' (Land Inventory site # 42).***

Development of this property is hindered by flooding issues (it is adjacent to Sulphur Springs Creek), lack of sewer and only one ingress/egress point at an impacted intersection (Charter Oak / Main Street).

***1B-5 Explore opportunities on the parcel behind the Bonita Motel. (Land Inventory sites #25 and #33).***

A development proposal (Magnolia Oaks) has been received for site #33 that includes 45 housing units, including 18 affordable housing units. The application includes a lower housing density than originally projected for this property because reducing the density helped to preserve the many oak trees that are on the site. The public hearing has been opened, but the City and Caltrans have not agreed on appropriate mitigation measures for ingress/egress at the impacted intersection of El Bonita/ Main Street. There is also a community desire for a second access street into the site and the developer has been unable to purchase property to achieve this.

Site #24 is currently developed to vineyard and the owners have expressed no interest in developing it.

***1B-6 Highway 29 Specific Plan Area. (Land Inventory sites #32 and #45).***

Site #32, the Beckstoffer property, is planted to vineyard and probably will not be developed into non-agricultural uses.

A development proposal for site #45, the Doumani property, was denied by the City Council in September 2006. One of the reasons for denial is that the development for the portion of the property that is within the City's urban limit line did not include residential uses with the office development that was proposed. The property owner offered to donate two acres of agricultural property to the City for a future affordable housing site, but the City Council did not wish to accept the property and remove it from agricultural use.

***1B-7 Spring Street area sites (Land Inventory #20, #21, and #23)***

Neither of the owners of sites #20 or #23 has expressed interest in developing the land to more intensive residential uses. A development of three market rate homes plus one second unit was approved for site #21 after the owner sold the property to a buyer who subdivided it into smaller parcels, thereby reducing the density required.

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**Policy 1C**

**Ensure that Affordable Housing Gets Built**

***1C-1 Establish 'Inclusionary Zoning' for affordable housing.***

In 2004, the City Council passed ordinance 2004-7, An Ordinance Adding Chapter 17.146 to the St. Helena Municipal Code Creating and Establishing a Housing Trust Fund, a Housing Impact Fee on Non-Residential Development, and an Inclusionary Housing Requirement or Inclusionary In-Lieu Fee Requirement for Residential Development Projects. The inclusionary housing requirement is for 20%

affordable housing in residential developments of 5 units (or 5 lots) or more. The fees apply to residential developments of 4 or fewer units/lots and to non-residential development.

***1C-2 Remove conditional use requirements for multi-family developments.***

Public hearings were held in 2004 to amend the two primary residential zoning districts, Medium Density Residential (MR) and High Density Residential (HR). The HR district was revised to allow as permitted uses multiple-family dwellings, apartments and dwelling groups containing four units or less consistent with the density requirements of the district. Multiple-family dwelling with more than five units remained a conditional use. The MR regulations were amended to allow attached duplex or triplex units or conversion of an existing single family dwelling to duplex or triplex as a conditional use. This district had previously only allowed single-family detached homes and condominiums.

***1C-3 Fast-track housing developments that meet lower income and special housing needs.***

Staff has given priority to projects that include affordable housing including the Magnolia Oaks project (18 affordable units proposed), the Grandview Hotel project (22 affordable units approved) and the Vintner's Court project (1 affordable home approved).

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***Policy 1D***

**Encourage Innovative Housing Types and Designs**

***1D-1 Encourage development of co-housing, ecohousing, and other 'nontraditional' forms of housing.***

There has been no interest by owners/developers in constructing non-traditional forms of housing in St. Helena. Planning staff has supported the use of the PD: Planned Development overlay zone to assist developers in creating housing developments with higher densities than could be achieved with strict adherence to the development standards of the district.

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***Policy 1E***

**Address Emergency Shelter and Transitional Housing Requirements**

***1E-1 Allow emergency shelters and transitional housing facilities in appropriate locations. Define 'emergency shelters' and 'transitional housing facilities' in the Zoning Ordinance and list them as a conditional use in the Central Business, Service Commercial, Office, and Public/Quasi-Public zoning districts.***

This has not been accomplished.

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***Policy 2A***

**Encourage Higher Density Development Where Appropriate.**

***2A-1 Increase the maximum density in 'Medium Density Residential' (MR) to 16 dwelling units per acre (DUA) net with a 25% density bonus up to 20 DUA for affordable projects.***

This General Plan and Zoning Ordinance Text amendment was approved in 2005. The density range for the MR district is now 5.1 – 16 dwelling units per acre (dua). The zoning amendment also created regulations requiring compliance with the minimum density for property development.

Also in 2005, Municipal Code Chapter 17.144, Affordable Housing, was added to the zoning ordinance to satisfy requirements of Government Code Section 65915 and the City's Housing Element by specifying how the City shall provide density bonuses and other incentives or concessions for the construction of certain housing projects affordable to lower income, very low income, senior households, and for condominium and planned development projects for moderate income.

**2A-2 Increase the maximum density in 'High Density Residential' (HR) to 28 DUA net with a 25% density bonus of up to 35 DUA for affordable projects.**

As noted above, this amendment was approved in 2005 and the density range for HR was increased from 16.1 dua to 28 dua, or up to 35 dua with a 25% density bonus.

**2B-1 Establish minimum density requirements in the Zoning Ordinance.**

The Planning Commission and City Council first adopted a policy to enforce minimum densities in 2003. The zoning ordinance was subsequently amended to include this regulation when a comprehensive zoning ordinance amendment to address housing policies was adopted in 2005.

**2B-2 Establish policies to discourage or restrict rezoning of Higher Density Residential Properties to Lower Densities and/or nonresidential uses.**

The General Plan and the zoning ordinance are consistent. Property cannot be rezoned to a lower density unless a General Plan Amendment is also approved. The City Council reviews potential General Plan Amendments twice per year. Before approving a General Plan Amendment or a zoning amendment, the Planning Commission and City Council must make the following finding:

"If, considering the reduction of residential density, ensure compliance with Government Code Section 65863 by either finding that the remaining sites identified in the housing element are adequate to accommodate the city's share of the regional housing need or by identifying sufficient additional, adequate, and available sites with an equal or greater density so that there is no net loss in residential density."

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## **Policy 2C**

**Make Sure Development Standards Do Not Constrain Development at the Zoned Densities**

**2C-1 Revise the Zoning Ordinance to address regulatory inconsistencies.**

Amendments to the Medium Density Residential standards that could be considered to achieve higher densities without dramatically changing the visual characteristics of the district include:

- a) A Use Permit should be required for the development of one single family home on a parcel if that parcel could be legally divided into two or more parcels. The structure should be sized and sited so as not to preclude future development at the minimum density (5.1 units per acre) of the district.
- b) Allow the construction of duplexes or triplexes, but keep the FAR the same as that for single family homes.
- c) Allow the conversion of single family homes to multiple units if only minor modifications are made to the exterior of the structure.
- d) Allow "flag lots" to also be "small lots". The flag lot regulations currently require a minimum 7,000 square foot size.
- e) Allow density to be determined on a net acre (excluding roads) basis, not a gross acre basis.

Amendments to the High Density Residential standards that could facilitate higher density infill development include the following:

- f) Allow development of single family homes in the High Density Residential district only by Use Permit. Houses should be sized and sited so as not to preclude future development at the minimum density of the district.
- g) Revise the Floor Area Ratio restrictions to accommodate reasonably sized units at all allowed density ranges.
- h) Allow smaller lot sizes to allow land divisions at maximum density.
- i) Allow multiple family dwellings of four units or less as a permitted use.

- j) Encourage use of the PD: Planned Development overlay zone to vary development standards to achieve higher densities.
- k) Allow "flag lots" to also be "small lots". The flag lot regulations currently require a minimum 7,000 square foot size.
- l) Allow density to be determined on a net acre (excluding roads) basis, not a gross acre basis.
- m) Allow an increase in the height limit to 35 feet for multi-family buildings.
- n) Review standards to provide parking on a per unit/parking space ratio that is variable depending upon the size of the residential units in a multi-family development.

Amendments to the zoning ordinance that addressed these goals were reviewed in public hearings in 2004 and approved in 2005.

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## **Policy 2D**

**Be more aggressive in promoting mixed use developments.**

### ***2D-1 Promote both 'vertical' and 'horizontal' mixed use.***

Planning staff encouraged the submittal of an application for a live/work mixed light industrial and residential development at a site in the Industrial district. The residential units were to be located over the light industrial uses to achieve a "vertical" mixed use. A PD: Planned Development overlay was to be used to modify the industrial development standards. The owner ultimately withdrew the project after doing market research on the feasibility of the project.

Staff also worked with another developer to plan a "horizontal" mixed use of offices and townhouses. The developer did not submit the project for planning review and processing.

### ***2D-2 Allow residential uses on commercial properties, where appropriate, in excess of the established FAR.***

### ***2D-3 Allow/encourage 'shared parking' in mixed use developments.***

These ideas were explored with the above mentioned projects.

### ***2D-4 Identify specific sites or areas to 'target' mixed use development, providing incentives to facilitate such development in those areas.***

This has not been accomplished.

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## **Policy 2E**

**Be More Aggressive in Promoting Second Units**

### ***2E-1 Review and revise development standards pertaining to second units.***

In compliance with state law, the zoning ordinance was amended to make second units permitted uses in all of the residential zoning districts, except in certain areas of the WW: Woodlands and Watershed district where environmental impacts may need to be mitigated. The maximum size of a second unit was increased from 600 sq. ft. to 850 sq. ft. to increase the likelihood of full time occupancy of the units, yet to keep them small enough so that rents will be in the moderate range.

### ***2E-2 Provide financial incentives for second unit development. Incentives might include low interest loans, fee waivers, or a floor area bonus.***

An incentive has been added to allow an increase in the floor area ratios permitted within residential districts if the site includes a second unit. The increase allows up to 400 sq. ft. of additional floor area.

### ***2E-3 Target specific areas for second unit incentives. Encourage second units in the medium density areas near downtown.***

Staff routinely encourages second units, especially when owners propose building a guest house. Guest houses (no kitchens) are conditional uses. The addition of a full kitchen creates a legal second unit.



**2E-4 Provide public information regarding second units.** Develop a guide for homeowners explaining the benefits and procedures for adding a second unit.

This has not been accomplished.

**2E-5 Link incentives and development standard revisions to affordability provisions.** Require use agreements as a condition of approval for second units to require that either the main house or the second unit is used as a rental unit that is affordable to moderate income persons.

As a permitted use, second units no longer have conditions of approval. Therefore, there is no readily available mechanism to regulate the rental price. However, Magnolia Oaks, a housing development project that is currently under review proposes single family detached homes on small lots with second units located above the garages. The second units will be dedicated as rental units affordable to low and moderate income persons. The income from the second unit will allow a moderate income household to qualify for the mortgage.

**2E-6 Consider an amnesty program for illegal second units.**

This has been discussed; however we have not come to consensus as how to treat those illegal units that may have serious defects under either the zoning or building code.

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## **Policy 2F**

**Allow conversion of Single Family Homes to Multi-Unit Dwellings**

**2F-1 Identify appropriate 'target' areas.**

**2F-2 Develop criteria and standards for conversions.**

**2F-3 Provide public information regarding conversions.**

The housing market in St. Helena is for large single family detached homes. There has been little interest in dividing a large home into multiple housing units. Second units may be achieved by new construction, either attached or detached from the main residence, or by converting floor area within an existing structure. Similarly, duplexes and triplexes can be created from existing dwellings in the MR district by use permit. The City of St. Helena is rich in historic architecture and modifications to structures that are considered a historic resource is a concern.

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## **Policy 3A**

**Protect the Existing Stock of Affordable Housing**

**3A-1 Restrict the conversion of rental units to condominiums.**

In November 2006, the City of St. Helena received an application to convert a 10 unit apartment building to condominiums. The application is incomplete, and the project will not be processed or scheduled until the required information is submitted. One of the findings that the Planning Commission and City Council will need to make before this project can be approved is that "the proposed conversion will not displace a significant percentage of low and moderate income tenants, senior citizen tenants or tenants with children, and will not remove a significant number of low and moderate income rental units from the city's housing stock at a time when no equivalent housing is readily available in the community."

**3A-2 Charge an affordable housing impact fee whenever affordable units are converted to other uses.**

In 2005 the City Council approved the conversion of a historic property that contained a mix of 40 different types of rental housing units, to use as a 35 room inn and 22 very low and low income studio housing units. Although market rate rental units will be lost in this conversion, the City will gain the renovation and restoration of a significant historic structure and will have 22 regulated affordable units available in perpetuity. In this situation where a General Plan Amendment was requested, the City did not believe that housing impact fee was appropriate mitigation, and instead, the required the provision of housing.

**3A-3 Address the potential loss of assisted units.**

A residential care facility in St. Helena closed in 2003 and the property was sold. The City did not have the funds to purchase the property, nor did a new operator for the facility come forward. The property was purchased by a culinary school and has been converted into dormitory use for students, thereby reducing their demand for housing elsewhere in the community.

**3A-4 Support programs such as 'Christmas in April'**

The City of St. Helena contributes funds annually to a program that targets one or two residential homes for cosmetic upgrades and renovation.

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**Policy 3B**

**Monitor Housing Conditions**

**3B-1 Review housing needs, conditions, achievements and challenges as part of the City's regular General Plan review.**

This has not been accomplished prior to this report.

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**Policy 4A**

**Develop permanent local sources of funding to support affordable housing**

**4A-1 Establish an Inclusionary Zoning Program with in-lieu fee payments.**

**4A-2 Levy an affordable housing impact fee for commercial development.**

**4A-3 Establish an Affordable Housing Trust Fund. Encourage voluntary donations.**

The City Council passed ordinance 2004-7, An Ordinance Adding Chapter 17.146 to the St. Helena Municipal Code Creating and Establishing a Housing Trust Fund, a Housing Impact Fee on Non-Residential Development, an Inclusionary Housing Requirement or Inclusionary In-Lieu Fee Requirement for Residential Development Projects. The inclusionary housing requirement is for 20% affordable housing in residential developments of 5 or more units/lots. The fee for residential development of 4 or fewer units/lots is 2.5% of the valuation of construction.

Fees for non-residential development are as follows:

Office development	\$ 3.40 per square foot
Commercial/Retail development	\$ 4.30 per square foot
Hotel development	\$ 3.14 per square foot
Winery/Industrial development	\$ 1.05 per square foot

Approximately \$200,000 in fees have been collected and placed in the Affordable Housing Trust Fund.

**4A-4 Generate Revenues for Affordable Housing through the Transient Occupancy Tax.**

The City of St. Helena has other policies that limit the development of hotels, motels, and other transient occupancies or vacation rentals. These policies are in place to try to maintain a healthy balance between tourist serving and local serving uses. TOT flows into the General Revenue Fund where it is available for all city services and needs. There has been no interest in dedicating TOT for affordable housing only.

**4A-5 Reduce, defer, or waive fees for affordable housing developments.**

Municipal Code section 3.32.120 provides for fee adjustments for affordable housing and other projects. These are reviewed by the City Council on a case by case basis. In addition, incentives offered under Municipal Code Chapter 17.144, Affordable Housing, allows for concessions or incentives for affordable housing projects. These may include, but are not limited to a modification of zoning code requirements such as reductions in lot size, frontage requirements, setbacks, yards, parking, or open space or fencing requirements; height increases; a modification of architectural design requirements.

**4A-6 Establish a Real Estate Transfer Tax for Affordable Housing.**

The City of St. Helena collects a real estate transfer tax, as provided for in Municipal Code Chapter 3.20, Real Property Transfer Tax. This tax was imposed many years ago and is at the rate of rate of twenty-seven and one-half cents for each five hundred dollars (\$500.00) or fractional part thereof, on any transaction exceeding \$100.00. The City Council has not discussed or explored the issue of increasing the tax and dedicating the funds to affordable housing.

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#### **Policy 4B**

##### **Aggressively Pursue and 'Leverage' State and Federal Housing Funds**

*4B-1 Pursue mortgage revenue bonds and/or mortgage credit certificates. Promote affordable homeownership opportunities for moderate and lower income households.*

*4B-2 Continue Section 8 rent subsidy certificates.*

*4B-3 Explore the possibility of establishing a fulltime, shared Housing Coordinator for the up-valley communities.*

The City of St. Helena is a member of the Napa Valley Housing Authority (NVHA) and works through them to promote housing opportunities. NVHA oversees the Section 8 rent subsidy program, the farmworker housing programs (see below), and is the lead for obtaining housing funds.

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#### **Policy 4C**

##### **Address Farmworker Housing Needs and Homelessness.**

*4C-1 Collaborate with countywide efforts to address farmworker housing needs.*

The City of St. Helena works through the Napa Valley Housing Authority (NVHA) to address farmworker housing needs. In 2004 Napa Valley vintners and grapegrowers voted to self impose a tax on vineyard land to collect funds for farmworker housing. Many of these vineyards are within the City of St. Helena. With the assistance of these funds, plus a Joe Serna Jr. Farmworker Housing Funds the NVHA was able to substantially rehabilitate two farmworker camps, the Mondavi Farm Worker Camp and the Calistoga Farm Worker Camp.

*4C-2 Establish seasonal farmworker housing as a conditional use in all zoning districts.*

Farm labor housing for transient labor is allowed as a conditional use in the A-20: Twenty Acre Agriculture and W: Winery districts, which encompass nearly 1500 acres of agricultural land within the city limits. Seasonal farmworker housing is currently not allowed in other districts.

*4C-3 Allow homeless shelters as a conditional use in the Central Business District, Service Commercial, Office, and Public/Quasi-Public zoning districts.*

This has not been accomplished.

*4C-4 Support the Housing Authority's ongoing efforts to address homelessness in the County.*

The City of St. Helena supports this effort through membership and participation in the NVHA.

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#### **Policy 4D**

##### **Support Housing that Meets Special Needs, Including Senior Citizens and People with Disabilities.**

*4D-1 Encourage the development of housing that meets the needs of seniors and the inclusion of accessible units in all new development.*

*4D-2 Encourage the development of housing that meets the needs of seniors.*

**4D-3 Reasonable Accommodation.** The City shall amend its Municipal code to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing.

These goals have not been accomplished.

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## **Policy 5A**

### **Alternative Energy Sources**

**5A-1 Promote the use of solar energy.**

**5A-2 Promote the use alternative energy technologies.**

**5A-3 Provide public information on alternative energy technologies for residential developers, contractors, and property owners.**

The City of St. Helena formed a Climate Protection Task Force in 2006. One recommendation that the task force has made to the City Council is to reduce building permit and inspection fees for the installation of solar energy systems. The Council will be discussing and acting upon this recommendation in January 2007.

The Building Department has recently become involved in the Build It Green Public Agency Council. Build It Green is a non profit organization whose mission is to encourage people to build environmentally sustainable buildings in the State of California. Plans for 2007 include hosting a community day to inform people of green building options and to prepare public information about alternatives.

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## **Policy 5B**

### **Encourage Energy Conservation**

**5B-1 Promote the energy conservation measures in all new and rehabilitated housing.**

**5B-2 Require cost-effective energy conservation measures in new housing to promote long-term affordability for occupants.**

**5B-3 Provide low-interest loans for implementation of energy conservation measures.**

**5B-4 Provide public information on energy conservation measures for homeowners, tenants, developers, contractors and property owners.**

The City of St. Helena has not promoted energy conservation measures beyond those that are required in the Building Code. This topic is one that may be addressed in 2007 by the Climate Protection Task Force and/or our involvement with the Build It Green Public Agency Council.

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## **Policy 6A**

### **Ensure equal housing opportunities for all residents of St. Helena.**

**6A-1 Support a jobs/housing balance by encouraging housing that provides for St. Helena's workforce.** Within the City of St. Helena are 30 homes that are dedicated for sale to moderate income families. The resale of the homes is also restricted to qualifying families and the City of St. Helena works with NVHA to oversee the resale process. In October 2005 the City Council adopted Resolution 2005-98, Approving a Local Preference Policy for Affordable Housing. This policy sets forth a process by which qualifying families are entered into a lottery for the homes that come up for resale. The lottery process allows for a weighted preference for persons who already live or work in St. Helena.

*6A-2 Provide educational materials at City Hall, through the press and directly to interested parties to educate real estate professionals, property owners and tenants on their rights and responsibilities and the resources available to address fair housing issues.*

*6A-3 Identify a 'Fair Housing Officer' among the City staff.*

*6A-4 Document efforts at equal opportunity housing loans as part of annual Community Reinvestment Act from Savings and Loans.*

Fair housing issues are handled through the Napa Valley Housing Authority.

